



## STAFF REPORT ACTION REQUIRED

### 184 Oakmount Road - Front Yard Parking

<b>Date:</b>	October 1, 2009
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Transportation Services - Etobicoke York District
<b>Wards:</b>	Ward 13 – Parkdale-High Park
<b>Reference Number:</b>	p:\2009\Cluster B\TRA\EtobicokeYork\eycc090145.tp

#### SUMMARY

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This staff report is about a matter that Etobicoke York Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to inform Etobicoke York Community Council on an application for front yard parking at 184 Oakmount Road. This application is an appeal and is scheduled as a deputation item.

The owners of 184 Oakmount Road submitted an application for front yard parking, but were advised that the property is not eligible for front yard parking since the property is located on a street that currently has on-street parking permits and is less than 90% subscribed.

The applicant submitted an appeal requesting an exemption from the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards” to permit front yard parking at this location.

Staff cannot recommend a front yard parking pad at this location since it does not meet the requirements of Chapter 918 of the Toronto Municipal Code; however, if Community Council finds merit in this proposal, it could be approved subject to the conditions described in the “Comments” section of this report.

## **RECOMMENDATIONS**

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### **Transportation Services recommends that Etobicoke York Community Council:**

1. Refuse this application.

### **Financial Impact**

There are no financial implications resulting from adopting this report.

## **COMMENTS**

The owners of 184 Oakmount Road submitted an application for front yard parking, but were advised that the property is not eligible for front yard parking since the property is located on a street that currently has on-street parking permits and is less than 90% subscribed.

The applicant submitted an appeal requesting an exemption from the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards” to allow a front yard parking pad at this location.

The property’s lot dimensions measure 6.48 metres wide by 45.63 metres in length. The proposed parking stall measures 2.6 metres wide by 5.9 metres in length. By excavating and constructing a toe wall, the proposed front yard parking pad can meet the physical criteria of the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards.”

Attachment 1 shows the site location, Attachment 2 illustrates the proposed front yard parking pad, and Attachment 3 is a photograph of the site.

A review of the City of Toronto’s Inventory of Heritage Properties shows that this property is not designated a historical property under the Ontario Heritage Act.

Permit parking is authorised on the east side of Oakmount Road, between Glenlake Avenue and Medland Crescent. As of October 6, 2009, there were 1,594 permits issued from the total of 2,015 available on-street permit parking stalls available in Area 1B. At present, we have issued 18 on-street parking permits for the 24 available parking stalls between Glenlake Avenue and Medland Crescent. There is currently one on-street parking permit registered to this address.

Presently, there are seven properties on Oakmount Road, between Glenlake Avenue and Medland Crescent that are licensed for front yard parking.

To determine if the community supports the application, City Clerks conducted a survey of all residents listed in the City’s assessment information system who either own

property or reside on both sides of Oakmount Road, from 162 to 211. The survey was conducted according to the requirements of Chapters 190 and 918 of the Toronto Municipal Code.

At the Ward Councillor's request, the survey was conducted by the Clerks office in English, Ukrainian and Polish, between August 19, 2009 and September 17, 2009.

The survey results are as follows:

Total Ballots Mailed	78
Ballots Needed to Proceed (must be at least 50%)	39
Valid Ballots Returned	50
Respondents in Favour	44 (88%)
Respondents Opposed	6 (12%)

The applicant's proposal satisfies the poll requirements of Chapter 918 of the Toronto Municipal Code which states that a poll/survey can only be considered valid when at least 50% of the ballots mailed out have been returned. The formal survey conducted by the Clerks office exceeds the minimum 50% response rate.

Sixty-four per cent of all eligible voters responded to the survey. Eighty-eight (88%) per cent of respondents indicate that they do not oppose the applicant's proposal for front yard parking at 184 Oakmount Road.

Since one of the requirements of Chapter 918 of the Toronto Municipal Code states that front yard parking will not be approved if on-street permit parking is authorized on the opposite side of the street and is less than 90% subscribed, we recommend refusing the application.

In the event that Etobicoke York Community Council sees merit in this proposal, it could be approved subject to the following conditions:

1. The front yard parking pad shall maintain a maximum width of 2.6 metres and a maximum length of 5.9 metres;
2. The applicant shall surface the front yard parking area with permeable materials such as ecostone pavers, interlocking pavers, or an equivalent paving treatment that is acceptable to the General Manager, Transportation Services;
3. The applicant shall plant a tree in their front yard, or fund the planting of a tree in the neighbourhood, to the satisfaction of the Parks, Forestry and Recreation Services;

4. The applicant shall pay all applicable fees and comply with all other criteria described in the City of Toronto Municipal Code;
5. The existing on-street parking permit issued to this address is cancelled immediately following the construction of the front yard parking pad;
6. The applicant shall satisfy these conditions, at no expense to the municipality, by November 10, 2010.

## **CONTACT**

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## **SIGNATURE**

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John Niedra, P.Eng.

Director, Transportation Services - Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Map

Attachment 2: Proposed Plan

Attachment 3: Photograph